

Harrington Park  
ZONING BOARD OF ADJUSTMENT  
**REORGANIZATION & REGULAR MEETING MINUTES**  
Wednesday, January 26, 2022 @ 7:00PM

**REORGANIZATION MEETING**

**Chairman McLaughlin called the meeting to order at 7:00pm.**

**Open Public Meeting Act Announcement:** In compliance with Chapter 231, Public Law 1975, adequate notice of this meeting was made. It has been posted on the Bulletin Board in the Municipal Center. Copies have been mailed to THE RECORD, THE SUBURBANITE or THE STAR LEDGER. A copy has been filed with the Borough Clerk and copies have been mailed to individuals requesting the same.

Pursuant to Governor Murphy's Executive Orders #107 and 108 ordering Statewide lockdowns, and P.L. 2020, c. 34 permitting public bodies to conduct meetings via electronic means during declared states of emergency, the Reorganization and Regular meeting of the Borough of Harrington Park Board of Adjustment scheduled for January 26, 2022 at 7:00 p.m. will be conducted remotely from the electronic meeting platform Zoom.us. Members of the public can join the meeting and participate during public comment period by joining the meeting using the Zoom mobile application on a smartphone or tablet, joining the meeting by laptop with microphone capabilities, or dialing in using a telephone to the Zoom teleconference system. Information on how to join the meeting electronically appears on the borough website.

All documents for matters on the agenda are electronically on file at the following website:  
[www.harringtonparknj.gov](http://www.harringtonparknj.gov).

**ROLL CALL**

<b>Roll Call</b>	<b>PRESENT</b>	<b>ABSENT</b>
(RM) Chairman Richard McLAUGHLIN	X	
(MR) Vice Chair Michael ROTH		X
(RB) Robert BUDINICH	X	
(JC) Jin CHO	X (joined at 7:03pm)	
(SL) Steve LOTT	X	
(SM) Stephen MARTINEZ		X
(GZ) Gail ZACCARO (alternate a)	X	
(RF) Robert FRANK (alternate b)	X	

Also present: (AN) Allan Napolitano, Board Liaison  
(JS) John Schettino, Board Attorney  
(AK) John Dunlea, Board Engineer - Neglia Engineering

(CL) Carolyn Lee, Land Use Secretary

### **ADMINISTRATION OF OATHS OF OFFICE**

JS noted that there should be at least 2 members reappointed each year in accordance with the statute. CL worked based on the website and will determine before the next meeting which members should be sworn in.

### **BOARD NOMINATIONS**

Richard McLaughlin was nominated as Chairperson.

<b>Vote to approve Richard McLaughlin as Chairperson.</b>	<b>Motion</b>	<b>Second</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Chairman Richard McLAUGHLIN					X	
Vice Chair Michael ROTH						X
Robert BUDINICH	X		X			
Jin CHO			X			
Steve LOTT			X			
Stephen MARTINEZ						X
Gail ZACCARO		X	X			
Robert FRANK (alternate a)			X			

### **Vice-Chairperson**

Michael Roth was nominated as Vice-Chairperson

<b>Vote to approve Michael Roth as Vice-Chairperson.</b>	<b>Motion</b>	<b>Second</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Chairman Richard McLAUGHLIN			X			
Vice Chair Michael ROTH						X
Robert BUDINICH	X		X			
Jin CHO			X			
Steve LOTT			X			
Stephen MARTINEZ						X
Gail ZACCARO		X	X			
Robert FRANK (alternate a)			X			

### **Secretary**

Robert Budinich was nominated as Secretary.

<b>Vote to approve Robert Budinich as Secretary.</b>	<b>Motion</b>	<b>Second</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Chairman Richard McLAUGHLIN	X		X			
Vice Chair Michael ROTH						X
Robert BUDINICH					X	
Jin CHO			X			
Steve LOTT			X			
Stephen MARTINEZ						X
Gail ZACCARO		X	X			
Robert FRANK (alternate a)			X			

### **ADMINISTRATION OF APPOINTMENTS (consent resolution approval)**

Board Attorney – John Schettino

Board Engineer – Neglia Engineering

Board Planner – Richard Preiss - Phillips Preiss Grygiel

Recording Secretary – Carolyn Lee

<b>Vote to approve appointments for Board Attorney, Board Engineer, Board Planner and Recording Secretary.</b>	<b>Motion</b>	<b>Second</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Chairman Richard McLAUGHLIN			X			
Vice Chair Michael ROTH						X
Robert BUDINICH		X	X			
Jin CHO			X			
Steve LOTT			X			
Stephen MARTINEZ						X
Gail ZACCARO	X		X			
Robert FRANK (alternate a)			X			

### **ADOPTION OF ANNUAL MEETING SCHEDULE for 2022**

Zoning Board of Adjustments meetings are held the fourth Wednesday of the month at the Municipal Center at 7pm. \*meeting dates changed due to holidays and schedule conflicts.

Jan. 26	Feb. 23	Mar. 23	Apr. 27	May 25	June 22
July 27	Aug. 24	Sept. 28	Oct. 26	Nov. 16*	Dec. 21*

<b>Vote to adopt 2022 annual meeting schedule.</b>	<b>Motion</b>	<b>Second</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
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Chairman Richard McLAUGHLIN			X			
Vice Chair Michael ROTH						X
Robert BUDINICH			X			
Jin CHO			X			
Steve LOTT		X	X			
Stephen MARTINEZ						X
Gail ZACCARO	X		X			
Robert FRANK (alternate a)			X			

### **CLOSE REORGANIZATION MEETING**

<b>Vote to close the reorganization meeting.</b>	<b>Motion</b>	<b>Second</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Chairman Richard McLAUGHLIN			X			
Vice Chair Michael ROTH						
Robert BUDINICH		X	X			
Jin CHO			X			
Steve LOTT			X			
Stephen MARTINEZ						X
Gail ZACCARO	X		X			
Robert FRANK (alternate a)			X			

Reorganization meeting adjourned at 7:10pm.

## **REGULAR MEETING**

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## **ROLL CALL**

<b>Roll Call</b>	<b>PRESENT</b>	<b>ABSENT</b>
(RM) Chairman Richard McLAUGHLIN	X	
(MR) Vice Chair Michael ROTH	X(joined at 7:12pm)	X
(RB) Robert BUDINICH	X	
(JC) Jin CHO	X	
(SL) Steve LOTT	X	
(SM) Stephen MARTINEZ		X
(GZ) Gail ZACCARO	X	
(RF) Robert FRANK (alternate a)	X	

Also present: (AN) Allan Napolitano, Board Liaison  
(JS) John Schettino, Board Attorney  
(AK) John Dunlea, Board Engineer - Neglia Engineering  
(CL) Carolyn Lee, Land Use Secretary

## **MINUTES FOR APPROVAL**

December 15, 2021 minutes

<b>Vote to approve the December 15, 2021 minutes.</b>	<b>Motion</b>	<b>Second</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Chairman Richard McLAUGHLIN			X			
Vice Chair Michael ROTH			X			
Robert BUDINICH					X	
Jin CHO		X	X			
Steve LOTT					X	
Stephen MARTINEZ						X
Gail ZACCARO	X		X			
Robert FRANK (alternate a)					X	

## **INVOICES FOR APPROVAL**

No invoices provided by the Finance Department.

## **RESOLUTIONS**

1. 123 Norma Road - Front, side, rear yard variances for an addition (Christina Kim)

The changes include:

- Hearing dates were corrected to Dec. 15th
- Votes were corrected based on the minutes
- Include dimension of the property
- Include Anthony Kurus', Board Engineer, testimony regarding the impervious coverage is de minimis.

<b>Vote to approve the written resolution for front, side and rear yard setback variances for an addition at 123 Norma Road.</b>	<b>Motion</b>	<b>Second</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Chairman Richard McLAUGHLIN			X			
Vice Chair Michael ROTH			X			
Robert BUDINICH					X	
Jin CHO		X	X			
Steve LOTT					X	
Stephen MARTINEZ						X
Gail ZACCARO	X		X			
Robert FRANK (alternate a)					X	

## **MEETING OPEN TO THE PUBLIC**

No members of the public in the meeting and no members of the public waiting to join the meeting.

## **OLD BUSINESS**

CL mentioned that in the December meeting, a resolution for 99 Kline St. for an extension of the variance approval would be written and approved. JS will have the resolution ready for the next meeting.

## **ADJOURN**

Motion: RB                      Second: RF

In favor, all said "aye". None opposed.

Meeting adjourned at 7:20pm.

NEXT SCHEDULED ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

**Wednesday, February 23, 2022 at 7pm**